



PROJECT SITE INFORMATION		
ADDRESS	547 GENESEE STREET (NYS ROUTE 5)	
TAX MAP ID NO.	009-04-19.1	
BOUNDARY SURVEY	PROPERTY LINE INFORMATION TAKEN FROM SURVEY BY O'BRIEN & GERE ENGINEERS, INC.	
TOTAL SITE AREA	32.92 ACRES	
LAND USE	GROCERY STORE, ASSISTED LIVING FACILITY, MEDICAL/OFFICE & RESIDENTIAL UNITS	
BUILDING SIZE	56,550 SF GROCERY, ±36,000 SF ASSISTED LIVING, 3,500 MEDIAL/OFFICE	
ZONING INFORMATION — GROCERY STORE		
ZONING DISTRICT	INDUSTRIAL (I)	
	REQUIRED	PROVIDED*
BUILDING HEIGHT	35'	<35'
LOT COVERAGE	35%	15%
FRONT YARD SETBACK	35'	502'
REAR YARD SETBACK	25'	145'
SIDE YARD SETBACK	10'	123'
BUFFER ZONE	30'	84'
PARKING DIMENSIONS	10'x20'	10'x20'
PARKING AISLE WIDTH	24'	24' TO 28' VAR
PARKING SPACES	1 SP/200 SF 283 PARKING SPACES	283 PARKING SPACES
ZONING INFORMATION — ASSISTED LIVING FACILITY		
ZONING DISTRICT	INDUSTRIAL (I)	
	REQUIRED	PROVIDED*
BUILDING HEIGHT	35'	<25'
LOT COVERAGE	35%	15%
FRONT YARD SETBACK	35'	498'
REAR YARD SETBACK	25'	102'
SIDE YARD SETBACK	10'	84'
BUFFER ZONE	30'	60'
PARKING DIMENSIONS	10'x20'	10'x20'
PARKING AISLE WIDTH	24'	24' TO 28' VAR
PARKING SPACES	1 SP/2 UNITS (32) 1 SP/EMPLOYEE (15)	64 UNITS = 32 SP 15 EMP. = 15 SP 47 TOTAL SPACES
ZONING INFORMATION — MEDICAL OFFICE		
ZONING DISTRICT	INDUSTRIAL (I)	
	REQUIRED	PROVIDED*
BUILDING HEIGHT	35'	<25'
LOT COVERAGE	35%	12%
FRONT YARD SETBACK	35'	35'
REAR YARD SETBACK	25'	75'
SIDE YARD SETBACK	10'	15'
BUFFER ZONE	30'	N/A
PARKING DIMENSIONS	10'x20'	10'x20'
PARKING AISLE WIDTH	24'	24'
PARKING SPACES	1 SP/2 UNITS (5) 1 SP/EMPLOYEE (10)	30 TOTAL SPACES

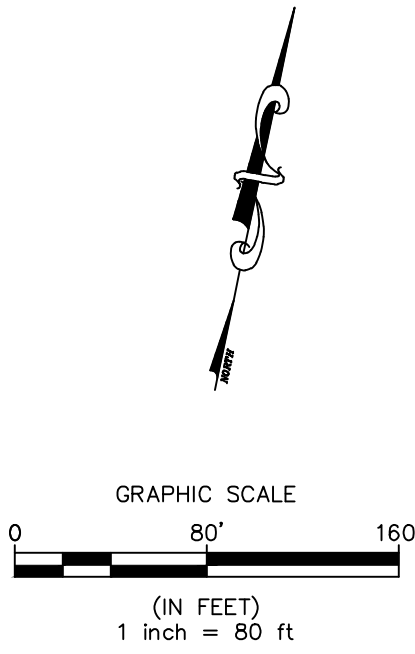
\* NOTED DIMENSIONS BASED ON PRELIMINARY SUBDIVISION LAYOUT OF THE PROPERTY

LEGEND

--- PROPERTY LINE

--- ZONING DISTRICT BOUNDARY

--- SUBDIVISION LINE



PRELIMINARY  
FOR CONCEPT  
REVIEW ONLY

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PROJECT TITLE:  
**PROPOSED MIXED USE  
547 GENESEE ST (ROUTE 5)**

SHEET TITLE:  
**CONCEPT PLAN**

PREPARED FOR:  
**VILLAGE OF FAYETTEVILLE  
ONONDAGA COUNTY, NY**

PREPARED BY:  
**MILLSTONE DEVELOPMENT GROUP, LLC.**

125 HIGH ROCK AVENUE  
SARATOGA SPRINGS, NY 12866

PROJECT NO.  
**19-1826**

DATE  
**22 NOV 2019**

SCALE  
**1" = 80'**

19-1826

22 NOV 2019

1" = 80'

SK-10

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PREPARED BY:  
PLAN SEAL BY:  
NYS REGISTRATION # 66735

REVISION/ISSUE

NO.

DATE